1420567

DEC 2 6 2007

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM D

NOTICE OF SALE OF SECURITIES
PURSUANT TO REGULATION D,
SECTION 4(6), AND/OR
UNIFORM LIMITED OFFERING EXEMPTION

OMB APPROVAL							
OMB Num			5-0076				
Expires: Estimated	April	30,2	2008				
Estimated	averaç	je bur	den				
hours per r	espon	se	16.00				

SEC USE ONLY								
Prefix	Serial							
DATE RECEIVED								
	1 1							

Name of Offering Check if this is an amendment an Tenant-in-Common Interests	d name has changed, and indicate change.)			
Filing Under (Check box(es) that apply): Rule 504 Type of Filing: New Filing Amendment	Rule 505	ULOE		
	A. BASIC IDENTIFICATION DATA			
1. Enter the information requested about the issuer		07087427		
Name of Issuer (check if this is an amendment and n DRG Pennbrook LLC	ame has changed, and indicate change.)			
Address of Executive Offices 150 Radnor-Chester Road, Suite D-100, Radnor, F	(Number and Street, City, State, Zip Code) PA 19087	Telephone Number (Including Area Code) 10) 254-1000		
Address of Principal Business Operations (if different from Executive Offices)	(Number and Street, City, State, Zip Code)	Telephone Number (Including Area Code)		
Brief Description of Business DRG Pennbrook LLC's purpose is the acquisition of	of a 454,646 square-foot industrial office	'flex" property in Lansdale, Pennsylvania.		
	and the formula	please specify): PROCESSED cility company		
Actual or Estimated Date of Incorporation or Organization Jurisdiction of Incorporation or Organization: (Enter two- CN for C		mated FINANCIAL		

GENERAL INSTRUCTIONS

Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

- ATTENTION-

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predictated on the filing of a federal notice.

		Α.	BASIC IDEN	TIFICATION DATA			
2. Enter the information re	quested for the fol	llowing:					
Each promoter of t	he issuer, if the is:	suer has been (organized with	in the past five years;			
 Each beneficial ow 	ner having the pow	er to vote or di	spose, or direc	t the vote or disposition	of, 10% or more of	fa class o	f equity securities of the issuer.
Each executive off	icer and director o	f corporate iss	uers and of co	rporate general and ma	naging partners of	partnersl	nip issuers; and
Each general and r	nanaging partner o	f partnership i	ssuers.				
Check Box(es) that Apply:	Promoter	☑ Benefic	ial Owner	Executive Officer	Director	Г	eneral and/or
Check Box(cs) mai rippi).	Z Tromosci	Bellerie	O *******************************				Managing Partner
Full Name (Last name first, i DeSanto Realty Group, L							
Business or Residence Addre 150 Radnor-Chester Roa	ss (Number and ad, Suite D-100,	Street, City, S Radnor, PA	tate, Zip Code 19087)			
Check Box(es) that Apply:	Promoter	Benefic	ial Owner	Executive Officer	Director	_	eneral and/or Managing Partner
Full Name (Last name first, i	f individual)	***************************************			•		
Gary L. DeSanto							
Business or Residence Addre 150 Radnor-Chester Road	,)			
Check Box(es) that Apply:	Promoter	Benefic	ial Owner	Executive Officer	Director		eneral and/or Managing Partner
Full Name (Last name first, i Louis J. DeSanto	f individual)						
Business or Residence Addre 150 Radnor-Chester Roa)			
Check Box(es) that Apply:	Promoter	Benefic	ial Owner	Executive Officer	Director	_	eneral and/or Managing Partner
Full Name (Last name first, i DRG Pennbrook Mezz Bo	•						
Business or Residence Addre 150 Radnor-Chester Roa	•		•)			
Check Box(es) that Apply:	Promoter	Benefic	ial Owner	Executive Officer	Director		eneral and/or Managing Partner
Full Name (Last name first, i	f individual)						
Business or Residence Addre	ss (Number and	Street, City, S	tate, Zip Code)			
Check Box(es) that Apply:	Promoter	Benefic	ial Owner	Executive Officer	Director		eneral and/or Managing Partner
Full Name (Last name first, i	f individual)						
Business or Residence Addre	ss (Number and	Street, City, S	tate, Zip Code)			
Check Box(es) that Apply:	Promoter	Benefic	rial Owner	Executive Officer	Director		eneral and/or Managing Partner
Full Name (Last name first, i	f individual)					, - -	
Business or Residence Addre	ss (Number and	Street, City, S	tate, Zip Code)			
	(Use bla	nk sheet, or co	ppy and use ad	ditional copies of this :	sheet, as necessary)	

				B. II	NFORMAT	ION ABOU	T OFFERI	NG				
1. Has the	issuer solo	l, or does t	he issuer ir	itend to se	II, to non-a	ccredited i	nvestors in	this offer	ing?		Yes	No X
	Answer also in Appendix, Column 2, if filing under ULOE.								500	000 00		
2. What is	the minim	um investn	nent that w	ill be acce	pted from a	ıny individ	ual?			***************************************	\$,000.00
3. Does th	e offering	permit join	t ownershi	p of a sing	le unit?	*************	***************************************				Yes ≅	No □
										irectly, any		
If a pers	commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only.											
Full Name (Orchard Se	Last name curities, L	first, if ind LC	ividual)									
Business or 150 W. Civi	c Center D	rive, #104,	Salt Lake			Cip Code)						
Name of As	sociated Bi	oker or De	aler									
States in WI	hich Person	Listed Ha	s Solicited	or Intends	to Solicit	Purchasers						
(Check	"All States	s" or check	individual	States)	•••••		***************************************		****************	***************************************	☑ Al	States
AL	AK	AZ	AR	CA	CO	CT	DE	DC	FL	GA	HI	ĪD
TL	IN	IA	KS	KY	LA	ME	MD	MA	MI	MN	MS	MO
MT RI	NE SC	NV SD	NH TN	N) TX	NM UT	NY VT	NC VA	ND WA	OH WV	OK]	OR WY	PA PR
	<u> </u>					لشنا	(***)	<u> </u>				
Full Name (Independe	Last name nt Financia	first, if ind I Group, L	ividual) LC _									
Business or 12636 High	Residence n Bluff Driv	Address (1 e, Suite 10	Number an 00, San Die	d Street, C ego, CA 92	ity, State, 2 2130	Zip Code)						
Name of As Rena Morr		oker or De	aler									
States in Wi												
(Check	"All States	s" or check	individual	States)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	***************************************	***************************************	••••••••••				l States
AL	AK	AZ	AR	(A)	CO	CT	DE	DC	FL	GA	HI	ID
IL VIT	NE	IA NV	KS)	KY NJ	LA NM	ME NY	MD NC	MA ND	MI OH	MN OK	MS OR	MO PA
MT RI	SC SC	SD	NII TN	TX	UT	VT	VA	WA	WV	WI	WY	PR
Full Name (ividual)	oc Inc								
Business or	Residence	: Address (1	Number an	d Street, C		Zip Code)						
701 Tama				2302-0609								
David N. C	hick, Robe	rt Setser										
States in W					to Solicit							I States
<u> </u>				ŕ								
AL TL	AK IN	AZ IA	AR KS	©A KŸ	CO LA	CT ME	DE MD	DC MA	FL MI	GA]	MS]	(ID) MO
MT	NE	NV	NH	NJ	NM	NY	NC	ND	OH	OK)	OR	PA
RI	SC	SD	TN	TX	UT	VT	VA	WA	\overline{WV}	WI	WY	PR

					B. II	NFORMAT	ION ABOU	T OFFERI	NG				
					. 1.		34. 3.1		41			Yes	No
ι.	Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering?									X			
2	Whatia		!					-				e.	
2.	wnat is	ine minim	um investn	ient that w	ill be acce	ptea irom a	iny inaivia	uai?		*****************	***************************************	\$	No.
3.	Does the	e offering	permit join	t ownershi	p of a sing	le unit?	***************************************			********	******	Yes ≅	No
4.											irectly, any		
			ilar remune ted is an ass								ne offering. with a state		
			ame of the b , you may s							ciated pers	ons of such		
			first, if ind	ividual)							•		
		tal Securit											
			Address (No. 8 and a second			•	ip Code)						
			oker or De										
	a Del Ric												·····
Stat	tes in Wh	nich Person	Listed Has	Solicited	or Intends	to Solicit	Purchasers						
	(Check	"All States	s" or check	individual	States)	*****************			•••••			□ Al	l States
	AL	AK	AZ	AR	CA	CO	[CT]	DE	DC	FL	GA	HI	ID
	IL	IN	IA	KS	KY	LA	ME	M/D	MA	MI	MN	MS	MO
	MT	NE	NV	NII	NJ	NM	NY	NC	ND	<u>OH</u>	<u>OK</u>	OR	PA
	R1	SC	SD	TN	TX	UT	VT	[VA]	WA	ŴV	WI	WY	PR
Ful	l Name (I	Last name	first, if indi	ividual)									
On	nni Broke	erage, Inc.					=						
			Address (1			•							
			Sateway, Soker or De		Salt Lake C	City, UT 84	095						
	nn Templ		OKCI OI DC	arcı									
	<u> </u>		Listed Ilas	Solicited	or Intends	to Solicit	Purchasers				·		
	(Check	"All States	s" or check	individual	l States)			***************************************			***************************************	☐ Al	1 States
	AL	AK	AZ	AR	CA	CO	CT	DE	DC	FL	GA	111	ID
	IL	IN	IA	KS	KY	LA	ME	MD	MA	MI	MN	MS	MO
	MT	NE	NV	NII	NJ	NM	NY	NC)	ND	OH	OK	O/R	PA
	RI	SC	SD	TN	TXX	UT	VT	VA)	WA	WV	WI	WY	PR
	I Name (I 3 Financ		first, if ind	ividual)									
			Address (1			•	•	-					
			th Floor, Proker or De		2055, Oma	ina, NE 68	154-5203						
	ne of Ass rt Rohrs	sociated bi	OKET OF DE	aici									
		ich Persor	Listed Has	s Solicited	or Intends	to Solicit	Purchasers						
Star	(Check "All States" or check individual States)								l States				
Sta	(Check	"All States	of Check		ŕ	AL AK AZ AR GA CO CT DE DC FL GA							
Sta	(Check	"All States	AZ	AR	(CA)	CO	<u>CT</u>	DE	DC	FL	GA	HI	[D]
Sta	<u> </u>				© ∧ KY NJ	CO LA NM	CT ME NY	DE MD NC	DC MA ND	FL MI OH	GA MN OK	HI MS OR	ID MO PA

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

	already exchanged. Type of Security	Aggregate Offering Price	Amount Already Sold
	Debt	\$	s
	Equity		
	Common Preferred	J	Ψ
	Convertible Securities (including warrants)	\$	\$
	Partnership Interests	s	\$
	Other (Specify Tenant-in-Common Interests)	\$_17,451,955.00	\$ 3,870,916.00
	Total	\$_17,451,955.00	\$_3,870,916.00
	Answer also in Appendix, Column 3, if filing under ULOE.		
2.	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."		Appropria
		Number Investors	Aggregate Dollar Amount of Purchases
	Accredited Investors	2	\$ 3,870,916.00
	Non-accredited Investors		\$
	Total (for filings under Rule 504 only)		s
	Answer also in Appendix, Column 4, if filing under ULOE.		
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C — Question 1.		
	Type of Offering	Type of Security	Dollar Amount Sold
	Rule 505	•	\$
	Regulation A		\$
	Rule 504		\$\$
	Total		\$ 0.00
4			<u> 5.000</u>
4	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the insurer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.		
	Transfer Agent's Fees		s
	Printing and Engraving Costs		\$_5,000.00
	Legal Fees		\$_85,000.00
	Accounting Fees		s
	Engineering Fees		\$
	Sales Commissions (specify finders' fees separately)	2	\$ 1,221,637.00
	Offering Expenses, Blue Sky filing fees, Marketing and Due Diligence Expenses, Managing Bro Other Expenses (identify) and Wholesaler Fees.	(er Dealer	\$ 583,559.00
	Total	-	s 1,895,196.00

L	C. OFFERING PRICE, NUM	BER OF INVESTORS, EXPENSES AND USE OF	PROCEEDS	
	b. Enter the difference between the aggregate offer and total expenses furnished in response to Part C—proceeds to the issuer."		S	\$_15,556,759.00
5.	Indicate below the amount of the adjusted gross proceeds of the purposes shown. If the amount for an check the box to the left of the estimate. The total of proceeds to the issuer set forth in response to Part	y purpose is not known, furnish an estimate an the payments listed must equal the adjusted gros	d	
			Payments to Officers, Directors, & Affiliates	Payments to Others
	Salaries and fees		. Z \$ 2,131,760.00	125,000.00
	Purchase of real estate		s	\$ 13,300,000.00
	Purchase, rental or leasing and installation of mac	hinery		
	Construction or leasing of plant buildings and fac			
	Acquisition of other businesses (including the val offering that may be used in exchange for the asse issuer pursuant to a merger)	ets or securities of another	. 🗆 \$	
	Repayment of indebtedness		. 🗆 \$ _	
	Working capital		. 🗆 \$	
	Other (specify):			
		***************************************	 \$	\$
			· 🗆 \$	□ \$
	Column Totals		. ☑ \$ <u>2,131,760.00</u>	s <u>13,425,000.0</u> 0
	Total Payments Listed (column totals added)			5,556,760.00
Γ		D. FEDERAL SIGNATURE		
sig	e issuer has duly caused this notice to be signed by the nature constitutes an undertaking by the issuer to fur information furnished by the issuer to any non-acc	nish to the U.S. Securities and Exchange Comm	ission, upon writte	le 505, the following n request of its staff,
 Iss	uer (Print or Type)	Signature /	Date ,	
	RG Pennbrook LLC	Jy tel	12/20	12007
	me of Signer (Print or Type)	Title of Signer (Print or Type) By: DRG Penibrook Mezz Borrower LLC, Managing Mer	mber of DRG Pennbroo	k LLC

By: Joseph Colla, Director of Operations of DeSanto Realty Group, LLC

- ATTENTION -

intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STATE SIGNATURE			
1.	Is any party described in 17 CFR 230.262 presently subject to any of the disqualification provisions of such rule?	Yes	No ⋉	
	See Annendiy Column 5 for state response			

- 2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed a notice on Form D (17 CFR 239.500) at such times as required by state law.
- 3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
- 4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

Issuer (Print or Type)	Signature /	Date					
DRG Pennbrook LLC	Jy CI	12/20/2007					
Name (Print or Type)	Title (Print or Type)	Title (Print or Type)					
Joseph Colia		By: DRG Pennbrook Mezz Borrower LLC, Managing Member of DRG Pennbrook LLC By: DeSanto Realty Group, LLC, Managing Member of DRG Pennbrook Mezz Borrower LLC					

By: Joseph Colla, Director of Operations of DeSanto Realty Group, LLC

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

2 3 4 1 Disqualification under State ULOE Type of security (if yes, attach Intend to sell and aggregate to non-accredited offering price Type of investor and explanation of amount purchased in State waiver granted) offered in state investors in State (Part B-Item 1) (Part C-Item 1) (Part C-Item 2) (Part E-Item 1) Number of Number of Tenant-in-Common Accredited Non-Accredited Interests State Yes No Investors Investors Yes No Amount Amount ΑL ΑK AZAR\$17,451,955.00 X \$2,547,286.00 O \$0.00 CA 4 X CO CT DE DC FL GA HI ID ΙL IN IA KS KY LA ME \$17,451,955.00 \$523,630.00 0 MD 1 \$0.00 X MA ΜI MN MS

APPENDIX

	APPENDIX									
1	Intend to non-ac investors	to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		amount pu	4 'investor and rchased in State C-Item 2)		5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)		
State	Yes	No _	Tenant-in-Common Interests	Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No	
мо										
МТ										
NE										
NV										
NH			, 							
NJ										
NM										
NY							_			
NC										
ND										
ОН							_			
OK										
OR		×	\$17,451,955.00	1	\$450,000.00	0	\$0.00		×	
PA										
RI										
SC										
SD							_			
TN										
TX		×	\$17,451,955.00	1	\$350,000.00	0	\$0.00		×	
UT										
VT							_			
VA										
WA										
wv							-			
WI										

				APP	ENDIX									
1	·	2	3			5 Disqualification								
	to non-a investor	to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)	Type of investor and amount purchased in State		amount purchased in State					amount purchased in State		(if yes explan waiver	ate ULOE , attach ation of granted) -Item 1)
State	Yes	No	Tenant-in-Common Interests	Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No					
WY														
PR														